

003.0

0003

0025.0

Map

Block

Lot

1 of 1

Residential

CARD

ARLINGTON

Total Card / Total Parcel
 APPRAISED: 1,170,600 / 1,170,600
 USE VALUE: 1,170,600 / 1,170,600
 ASSESSED: 1,170,600 / 1,170,600


Patriot
 Properties Inc.
PROPERTY LOCATION

No	Alt No	Direction/Street/City
30-32		MELROSE ST, ARLINGTON

OWNERSHIP	Unit #:
Owner 1: CAO XIAOGANG &	
Owner 2: WAN XIUXIANG	
Owner 3:	

Street 1: S & W CONSULTING GROUP	
Street 2: PO BOX 445	

Twn/City: MALDEN	
St/Prov: MA	Cntry:
Postal: 02148	Type:

PREVIOUS OWNER	
Owner 1: ELIOS ELIZABETH G -	
Owner 2: LIFE ESTATE -	
Street 1: 32 MELROSE ST	
Twn/City: ARLINGTON	
St/Prov: MA	Cntry:
Postal: 02474	

NARRATIVE DESCRIPTION									
This parcel contains 4,752 Sq. Ft. of land mainly classified as Three Fam. with a Multi-Garden Building built about 1940, having primarily Aluminum Exterior and 3322 Square Feet, with 3 Units, 3 Baths, 0 3/4 Bath, 0 HalfBath, 14 Rooms, and 6 Bdrrms.									

OTHER ASSESSMENTS
Code Descrip/No Amount Com. Int

PROPERTY FACTORS							
Item	Code	Description	%	Item	Code	Description	
Z	R2	TWO FAMIL	100	water			
o				Sewer			
n				Electri			
Census:				Exempt			
Flood Haz:							
D				Topo	1	Level	
s				Street			
t				Gas:			

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
105	Three Fam.		4752		Sq. Ft.	Site		0	80.	1.18	1									450,049						450,000	

IN PROCESS APPRAISAL SUMMARY

IN PROCESS APPRAISAL SUMMARY							Legal Description	User Acct
Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value			
105	4752.000	716,300	4,300	450,000	1,170,600			
Total Card	0.109	716,300	4,300	450,000	1,170,600	Entered Lot Size		
Total Parcel	0.109	716,300	4,300	450,000	1,170,600	Total Land:		
Source:	Market Adj Cost		Total Value per SQ unit /Card:	352.40	/Parcel: 352.4	Land Unit Type:		

PREVIOUS ASSESSMENT

PREVIOUS ASSESSMENT									Parcel ID	003.0-0003-0025.0
Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2020	105	FV	716,500	4300	4,752.	450,000	1,170,800	1,170,800	Year End Roll	12/18/2019
2019	105	FV	531,700	4300	4,752.	478,200	1,014,200	1,014,200	Year End Roll	1/3/2019
2018	105	FV	531,700	4300	4,752.	348,800	884,800	884,800	Year End Roll	12/20/2017
2017	105	FV	424,400	4300	4,752.	303,800	732,500	732,500	Year End Roll	1/3/2017
2016	105	FV	380,500	4300	4,752.	258,800	643,600	643,600	Year End	1/4/2016
2015	105	FV	338,500	4300	4,752.	253,200	596,000	596,000	Year End Roll	12/11/2014
2014	105	FV	338,500	4300	4,752.	208,100	550,900	550,900	Year End Roll	12/16/2013
2013	105	FV	352,400	4300	4,752.	198,000	554,700	554,700		12/13/2012

SALES INFORMATION

SALES INFORMATION							TAX DISTRICT	PAT ACCT.		
Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes	
ELIOS ELIZABETH	1485-76		2/9/2016		921,000	No	No	Elizabeth Elios d.o.d. 10/16/2015 Bk 01165 Pg		
ELIOS ELIZABETH	1165-62		12/9/1996			1	No	No	A	

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment
12/17/2010	2419	Manual	7,141				INSULATE EXT/ATTIC	
12/3/1997	725		20,000				REMODEL KIT/WINDOW	

ACTIVITY INFORMATION

Date	Result	By	Name
11/15/2017	SQ Returned	EMK	Ellen K
8/11/2017	MEAS&NOTICE	HS	Hanne S
7/19/2016	Sales Review	PT	Paul T
1/29/2009	Meas/Inspect	294	PATRIOT
9/21/1999	Meas/Inspect	264	PATRIOT
8/24/1993		RV	

Sign: VERIFICATION OF VISIT NOT DATA / /

